

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING**

**Thursday, November 08, 2007 – 6:00 p.m.**  
**City Hall, Third Floor - Aldermanic Chambers**  
[planning@manchesternh.gov](mailto:planning@manchesternh.gov)

**I. PUBLIC HEARING:**

**(New Subdivision, Planned Development, and Conditional Use Applications, See Enclosed)**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board ***accept*** the applications and conduct a Public Hearing. A motion would be in order.

1. S-09-2007(R) Property located on Hobart Street, TM 446/36, 37, 38, & 39 and TM 502/2, 3, 5 & 5A, a **REVISED** application to consolidate and subdivide property to create **Nine (9) new lots**, fronting on a new public street.
2. S-38-2007 Property located at 49 Pine Island Road and Greenleaf Street, an application to consolidate tax lots, and subdivide to create three (3) single family building lots Joseph M. Wichert for Lucille T. Haggis
3. S-39-2007 Property located at 1118 Page Street, an application to consolidate tax lots, and subdivide to create two (2) single family building lots located on Delaware Street – Joseph M. Wichert for Leonne Proulx, Pauline Gaumont & Robert Proulx, Jr.
4. PD-10-2007 Property located on Mammoth Road (TM 505, Lot 19-1), an application to create a planned development by the construction of eleven (11) single family dwellings – Northpoint Engineering, LLC for Beverly H. Clark Estate
5. CU-26-2007 Property located at 381 Kelley Street, an application for a conditional use permit to occupy the building with retail use – Philip Hagopian  
  
CU-27-2007 Property located at 381 Kelley Street, an application for a conditional use permit to provide four (4) parking spaces where seven (7) spaces are required to accommodate the proposed retail space – Philip Hagopian
6. CU-28-2007 Property located at 316 & 322-324 South Main Street, an application for a conditional use permit to provide an alternative parking arrangement in accordance with Article 10.02 (D-3) of the Manchester Zoning Ordinance – SFC Engineering Partnership, Inc. for 316 South Main Street Realty Management & 322 South Main Street Realty Management

**II. LIMITED BUSINESS MEETING:**

7. SP-19-2007 PD-08-2007 Property located at 195 McGregor Street, an application for approval to maintain two principal structures, and for site plan approval for conversion of a portion of the existing buildings to 178 dwelling units, with the balance of space to be occupied as commercial space – John Rokeh for Brady Sullivan Millworks [Staff Report]  
  
CU-17-2007 Property located at 195 McGregor Street, an application for a conditional use permit to allow multi-family dwelling units within the AMX zone district - John Rokeh for Brady Sullivan Millworks
8. CU-26-2007 Property located at 381 Kelley Street, an application for a conditional use permit to occupy the building with retail use – Philip Hagopian  
  
CU-27-2007 Property located at 381 Kelley Street, an application for a conditional use permit to provide four (4) parking spaces where seven (7) spaces are required to accommodate the proposed retail space – Philip Hagopian
9. CU-28-2007 Property located at 316 & 322-324 South Main Street, an application for a conditional use permit to provide an alternative parking arrangement in accordance with Article 10.02 (D-3) of the Manchester Zoning Ordinance – SFC Engineering Partnership, Inc. for 316 South Main Street Realty Management & 322 South Main Street Realty Management
10. Discussion of proposed changes to the zoning ordinance with respect to the B-1 zoning district, see attached information.
11. Any other business items from Staff or Board.  
  
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